

**MINUTES OF MEETING
FOX BRANCH RANCH
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Fox Branch Ranch Community Development District held a Regular Meeting on October 8, 2025 at 9:30 a.m., at the City of Davenport Tom Fellows Community Center, 207 North Blvd. West, Davenport, Florida 33837.

Present:

Shelley Kaercher
John (JC) Nowotny
Mary Moulton

Chair
Vice Chair
Assistant Secretary

Also present:

Andrew Kantarzhi
Jere Earlywine (via telephone)
Joey Arryo
Josean Lopez (via telephone)
Nicole Ailes (via telephone)
Scott Carlson

District Manager
District Counsel
Atmos Living Management
Yellowstone Landscape
Yellowstone Landscape
Juniper formerly Landscape Maintenance
Professionals (LMP)

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Kantarzhi called the meeting to order at 9:35 a.m.

Supervisors Moulton, Nowotny and Kaercher were present. Supervisors Van Auken and Tyree were absent.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Financial Capability for
Perpetual Operations and Maintenance
Entities for Stormwater Management
System Phase 3 & 4**

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the Certification of Financial Capability for Perpetual Operations and Maintenance Entities for Stormwater Management System Phases 3 & 4, was accepted and approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-01, Designating the Location of the Local District Records Office and Providing an Effective Date

This item was deferred.

FIFTH ORDER OF BUSINESS

Ratification Items

- A. Dora Landscaping, LLC First Amendment to Landscape Maintenance Services Agreement
- B. Dora Landscaping, LLC Second Amendment to Landscape Maintenance Services Agreement

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, the Dora Landscaping, LLC First Amendment to Landscape Maintenance Services Agreement and the Dora Landscaping, LLC Second Amendment to Landscape Maintenance Services Agreement, were ratified.

SIXTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of August 31, 2025

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, the Unaudited Financial Statements as of August 31, 2025, were accepted.

SEVENTH ORDER OF BUSINESS

Approval of August 13, 2025 Public Hearings and Regular Meeting Minutes

On MOTION by Ms. Kaercher and seconded by Mr. Nowotny, with all in favor, August 13, 2025 Public Hearings and Regular Meeting Minutes, as presented, were approved.

EIGHTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel: Kutak Rock LLP**
- B. District Engineer: Dewberry Engineer, Inc.**

There were no District Counsel or District Engineer reports.

- C. Field Operations: Atmos Living Management Group, LLC**

- **Field Operations and Backflow Inspection Reports (August and September 2025)**

Mr. Arroyo presented the Field Operations Inspections Reports for August and September and the Backflow Report. He noted that wildlife signs will be installed. Ms. Kaercher stated that the holiday decorations will be installed in mid-November.

- D. District Manager: Wrathell, Hunt and Associates, LLC**

- **NEXT MEETING DATE: November 12, 2025 at 9:30 AM [Courtyard Winter Haven, 6225 Cypress Garden Blvd., SE, Winter Haven, Florida 33884]**
 - **QUORUM CHECK**

The next meeting will be on November 12, 2025, unless cancelled.

NINTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

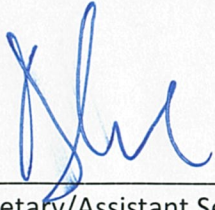
TENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

ELEVENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Kaercher and seconded by Ms. Moulton, with all in favor, the meeting adjourned at 9:39 a.m.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair